



SHCIL



000183852A

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर चतुर्थ लखनऊ क्रम 2025230008689

आवेदन संख्या : 202500821024248

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-03-29 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम आशतोप खरे

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 29000000 / 28452000.00

1. रजिस्ट्रीकरण शुल्क 290000
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 290080

शुल्क बमूल करने का दिनांक 2025-03-29 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-03-29 00:00:00

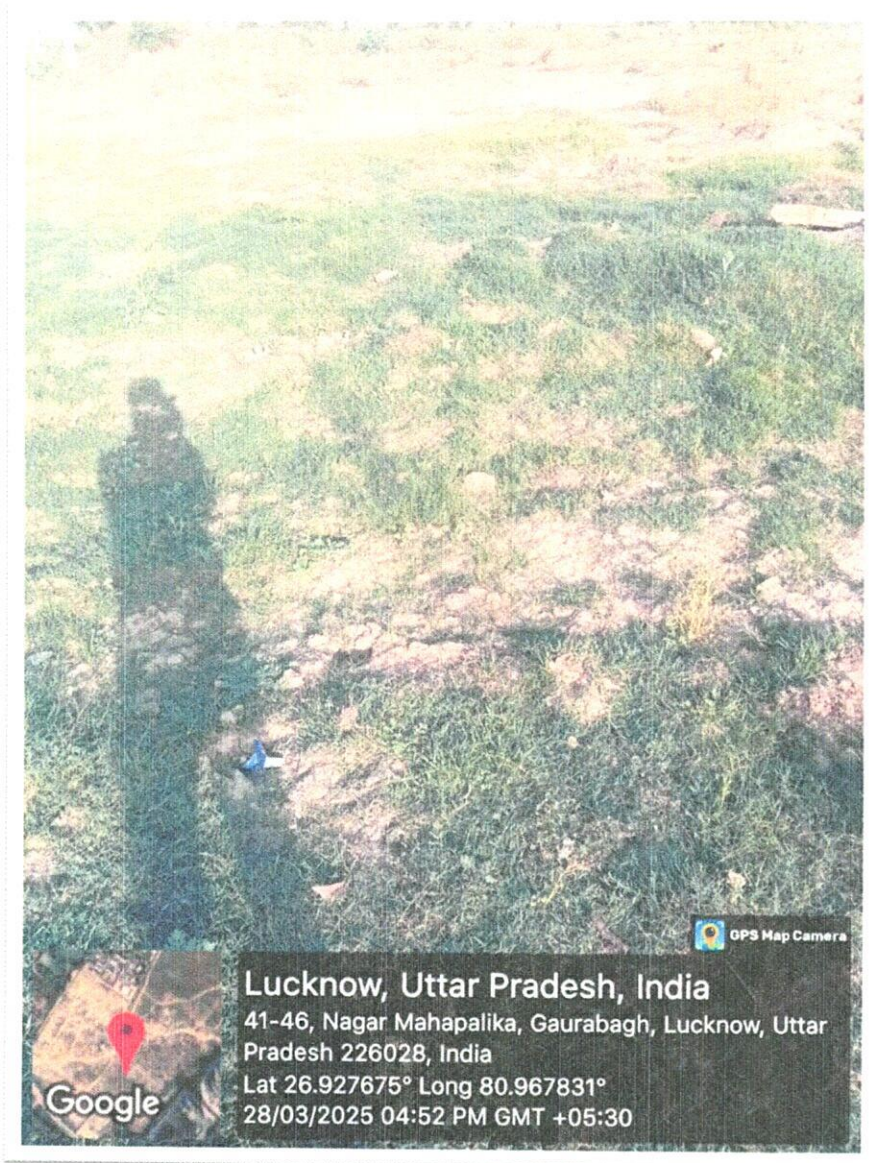
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

3224

2

Small

**Sold Plot Photo**



*Rakesh Kumar Singh*  
*Rakesh Kumar Singh*

For SPRING GARDEN  
*Ashutosh Kumar*  
PARTNER

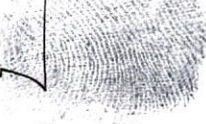




### SALE DEED IN SHORT

Nature of Property	:	Agriculture land			
Mohalla/Village	:	Madiyaon			
Construction if any	:	NIL			
Detail of Property	:	Part of Khasra No 845-measuring area 0.257767 Hectare out of its total area 0.9370 Hectare, Part of Khasra No 846-measuring area 0.131167 hectare out of its total area 0.6970 Hectare, Part of Khasra No.847 measuring area 0.0100 Hectare out of its total area 0.7600 Hectare, total purchased area 0.3989 Hectare, situated in Village Madiyaon, Tehsil Bakshi Ka Talab, District Lucknow.			
Standard of Measurement	:	Hectare			
Area	:	0.3989 Hectare			
Location Road	:	Not situated on any segment road			
Type of Property	:	Agriculture Land (in ambit of Nagar Nigam Lucknow)			
Consideration	:	₹ 2,90,00,000/-			
Boundaries of Property	:	<b>East</b>	<b>West</b>	<b>North</b>	<b>South</b>
Khasra No 845	:	Khasra No. 844	Khasra No. 846	Part of Kh No. 845	Khasra No. 847

  
Rajesh Kumar Agarwal

  
M. Agrawal



For SPRING GARDEN

  
PARTNER

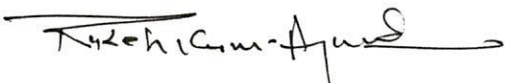
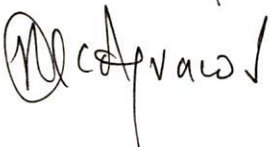


Khasra No 846	:	Khasra No. 845	Khasra No. 848	Part of Kh No. 846	Khasra No. 847
Khasra No.847	:	Khasra No. 844	Khasra No. 848	Part of Kh No. 847	Khasra No. 850
Whether belong to S.C or S.T. <b>Details of Seller:</b> 1) <b>Mr. Rakesh Kumar Agarwal (PAN – ACPPA0579H)</b> Son of Shri Kanahiya Lal Agarwal Resident of 498/88, Faizabad Road, Near Gopeshwar Mahadev Mandir, Sarai Hasangaj, Lucknow North, Nirala Nagar, Lucknow, Uttar Pradesh-226020; and 2) <b>Mr. Rajendra Kumar Agarwal (PAN – ACLPA8501F)</b> Son of Shri Kanahiya Lal Agarwal Resident of 498/88, New Building, Faizabad Road, Near Gopeshwar Mandir, Hasangaj, Nirala Nagar, Lucknow, Uttar Pradesh-226020		No			
		<b>Details of Purchaser/Buyer:</b> <b>M/S Spring Garden (PAN-ADPFS9990R)</b> registered office CP 138, Viraj Khand, Gomti Nagar, Lucknow through its Partner Mr. Ashutosh Khare S/o Late P.D. Khare R/o Flat No. G-05, Tower C, Shalimar Grand, 10 Jopling Road, Lucknow U.P. Aadhar No XXXX XXXX 4169, MOBILE NO- 9415339594			
Number of First Party (2)		Number of Second Party (1)			

**SALE DEED IN DETAIL**

THIS DEED OF SALE is made and executed on 29<sup>th</sup> day of March 2025 at Lucknow BY:

1. **Mr. Rakesh Kumar Agarwal (PAN – ACPPA0579H)** Son of Shri Kanahiya Lal Agarwal Resident of 498/88, Faizabad Road, Near Gopeshwar Mahadev Mandir, Sarai Hasangaj, Lucknow North, Nirala Nagar, Lucknow, Uttar Pradesh-226020; and
2. **Mr. Rajendra Kumar Agarwal (PAN – ACLPA8501F)** Son of Shri Kanahiya Lal Agarwal Resident of 498/88, New Building, Faizabad Road, Near Gopeshwar Mandir, Hasangaj, Nirala Nagar, Lucknow, Uttar Pradesh-226020  
(Hereinafter called the “**SELLER**”).

For SPRING GARDEN  
  
PARTNER



**IN FAVOUR OF**

**M/S Spring Garden (PAN-ADPF9990R)** registered office CP 138, Viraj Khand, Gomti Nagar, Lucknow through its Partner **Mr. Ashutosh Khare** S/o Late P.D. Khare R/o Flat No. G-05, Tower C, Shalimar Grand, 10 Jopling Road, Lucknow U.P.

Aadhar No XXXX XXXX 4169, MOBILE NO- 9415339594  
(Hereinafter called the “**BUYER/PURCHASER**”)

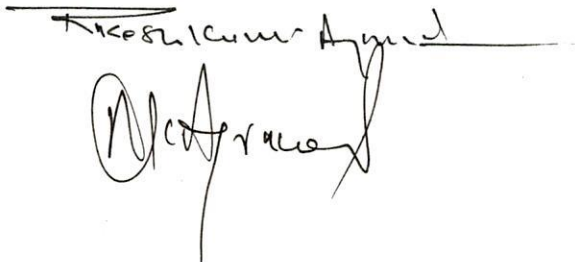
(The terms “**SELLER**” and “**PURCHASER**” herein used shall wherever the context so admits mean and include their respective heirs, executors, successors, legal representatives, administrators and assignees etc., as the parties themselves.)

**WHEREAS**, above mentioned seller, being the absolute owner and in possession of an Agriculture land Part of Khasra No 845, 846 and 847 measuring area 0.3989 Hectare out of its total area 2.394 Hectare, situated in Village Madiyaon, Tehsil Bakshi Ka Talab, District Lucknow

Sr. No.	Khasra No.	Total Land Area	Share of Mr. Rakesh Kumar Agarwal	Share of Mr. Rajendra Kumar Agarwal	Total Purchased Land
1.	845	0.9370	0.156167	0.101600	0.257767
2.	846	0.697	0.116167	0.0150	0.131167
3.	847	0.7600	0.0100		0.0100
<b>Total Land (in Hect.)</b>		<b>2.3940</b>	<b>0.28233</b>	<b>0.11660</b>	<b>0.39893</b>

[hereinafter referred to as the ‘**PROPERTY**’].

**AND WHEREAS**, aforesaid property has been earned by Seller through Varasat from Ancestors and seller name is recorded as tenure holder with transferable right in Revenue Records Khatauni of Village Madiyaon Tehsil BKT, District Lucknow.



For SPRING GARDEN  
  
PARTNER



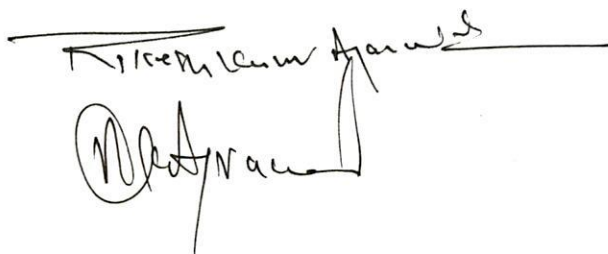
**AND WHEREAS** the Partition of the said property has been done among co-tenure holders of the property and each & every tenure holder in possession of their share of the property.

**AND WHEREAS** the seller, being the absolute owner of the said property wants to sell and transfer the aforesaid property for a sale consideration of **₹2,90,00,000/-** [Rupees Two Crore Ninety Lac Only] and the above-mentioned purchaser is also agreeing to purchase the said property from the seller for the said sale consideration.

**AND WHEREAS**, the seller has received the said amount from the purchaser as per the schedule of payment given at the foot of this sale deed.

**NOW THIS SALE DEED WITNESSES AS UNDER: -**


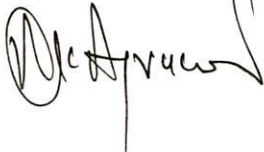
1. That the seller declares that the said property is being a land is absolutely owned by the seller and the same is FREE FROM ALL ENCUMBRANCES sale, mortgage, gift, attachment, security, litigation or disputes etc.
2. That having received the sale consideration amount from the purchaser in the manner detailed below, the seller do hereby sell, transfer, convey and assign absolutely to the purchaser the property mentioned above and all that it has including of rights of easements attaching in favour thereof and other things which may be already recoverable in relation to the property to the purchaser to HOLD and POSSESS the same unto and use enjoy the same as absolutely owners thereof.
3. That the seller who is in actual possession of said property had handed over the VACANT POSSESSION of the property mentioned above to the purchaser with its rights and privileges so far held and enjoyed by the seller forever free from all encumbrances whatsoever.



For SPRING GARDEN  
  
PARTNER



4. That, if any, person claims through the seller, any right or privileges in respect of the property mentioned above, it shall be rendered illegal and void by virtue of the present sale deed and if the purchaser is deprived of the said property or any portion of the property mentioned above by reasons of any defect in the title the seller undertakes to INDEMNIFY to the purchaser to the extent of such loss or losses as the case may be from her other movable or immovable properties or from his, found in existence at that time.
5. That the seller covenant with the purchaser to do all future acts in respect of the property hereby sold, as may be required for holding the such property with the purchaser, if there be any such need
6. That the seller hereby declare that he has cleared all the dues in respect of the property towards Government bodies, or Nagar Nigam, Jal Nigam, or any other government and semi government or private institutions till this date of execution and registration of the sale deed, if any, dues are found unpaid, the purchaser shall have a right to recover the same from the seller through the court of law.
7. That the seller has handed over all the original documents in respect of the said property to the purchaser at the time of execution of the sale deed.
8. That no prior agreement to sell in respect of the above-mentioned property have taken place between any other than the parties to this sale deed.
9. That the purchaser shall be at liberty to get his name mutated in relevant records mentioned by the local authorities regarding the demise property and the seller will co-operate with the purchaser for the same.

For SPRING GARDEN  
  
PARTNER


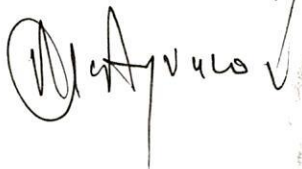


10. That above-mentioned property is not situated on 9.0-meter-wide road and corner, the property under this sale deed is in the shape Agriculture Land AND the said property is within the ambit of Nagar Nigam.

11. That the seller declares that one writ petition bearing Writ No.- WRIC/24519/2017 is pending in respect of the said property before the Hon'ble High Court, Lucknow Bench which has been filed by the seller. Whatever will be final verdict of the court, will be acceptable to both the parties. Since the seller at the moment is in immense need of money for his individual and household expenses, therefore the seller do hereby transfers all of his interests in the said property along with its title, ownership and possession to the purchaser. The seller do hereby undertakes that after execution of the present sale deed, all the rights of plaintiff in the aforesaid petition will be transferred to the purchaser. The seller also undertakes that after execution of the present sale deed, whenever and wherever the presence of the seller or submission of any letter or affidavit shall be required, the seller shall readily be available to provide his services in that regard for which no extra amount shall be chargeable from the purchaser.

**12). CALCULATION OF MARKET VALUE AND STAMP DUTY**

That The agricultural land/ property under this Sale deed situated in the ambit of Lucknow Nagar Nigam Lucknow, and DM Lucknow declare circle rate for Village Madiyaon ₹9200/- per sq.mtr. As per rule, first 1000 sq.mtr calculate @ ₹9200/- sq.mtr and remaining area calculated 30% deduction of ₹9200/- which is ₹6400/-. Total market value comes ₹2,84,51,307/-. Because the sale consideration is higher than market value hence Stamp Duty @7% paid by buyer on market value ₹20,30,000/- through E-Stamp.

For SPRING GARDEN  
  
PARTNER



13) That the expression 'Seller' and 'Purchaser' hereinbefore used, unless repugnant to the context mean and shall always mean and include their heirs, successors, legal representatives and assigns.

**SCHEDULE OF PROPERTY**

**The Sold property of Agriculture Land situated at Village Madiyaon Pargana Mahona Tehsil BKT District Lucknow given below: -**

Sr. No.	Khasra No.	Total Land Area	Share of Mr. Rakesh Kumar Agarwal	Share of Mr. Rajendra Kumar Agarwal	Total Purchased Land
1.	845	0.9370	0.156167	0.101600	0.257767
2.	846	0.697	0.116167	0.0150	0.131167
3.	847	0.7600	0.0100		0.0100
<b>Total Land (in Hect.)</b>		<b>2.3940</b>	<b>0.28233</b>	<b>0.11660</b>	<b>0.39893</b>

**Grand total of sold Land area 0.39893 Hectare out of total area 2.394 Hectare**

**Bounded as Below:**

**Boundary of Khasra No. 845**


	East	West	North	South
<b>Khasra No. 845</b>	Khasra No. 844	Khasra No. 846	Part of Kh No. 845	Khasra No. 847

**Boundary of Khasra No. 846**

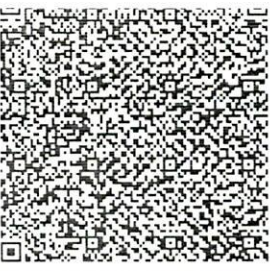
	East	West	North	South
<b>Khasra No. 846</b>	Khasra No. 845	Khasra No. 848	Part of Kh No. 846	Khasra No. 847

**Boundary of Khasra No. 847**

	East	West	North	South
<b>Khasra No. 847</b>	Khasra No. 844	Khasra No. 848	Part of Kh No. 847	Khasra No. 850

*Rakesh Kumar Agarwal*  


For SPRING GARDEN  
  
 PARTNER



आवेदन सं०: 202500821024248

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 3224

वर्ष: 2025

प्रतिफल- 29000000 स्टाम्प शुल्क- 2030000 बाजारी मूल्य - 28452000 पंजीकरण शुल्क - 2900000 प्रतिलिपिकरण शुल्क - 80 योग : 290080

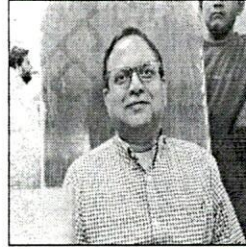
श्री स्प्रिंग गार्डन द्वारा

आशुतोष खरे अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री स्व० पी०डी० खरे

व्यवसाय : व्यापार

निवासी: जी-05, टावर -सी, शालीमार गैंड, 10 जापलिंग रोड, लखनऊ



श्री स्प्रिंग गार्डन द्वारा

आशुतोष खरे अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 29/03/2025

एवं 04:43:01 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरविन्द कुमार गौड़ (प्रभारी)

उप निबंधक :सदर चतुर्थ

लखनऊ

29/03/2025

रुही अख्तर

निबंधक लिपिक

29/03/2025



प्रिंट करें

**SCHEDULE OF PAYMENT**

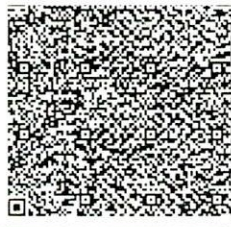
<b>Sr. No.</b>	<b>Date</b>	<b>Amount</b>	<b>Reference</b>
1.	21.06.2022	<b>Rs. 89,57,794/-</b>	Cheque No.- 035823 Union Bank of India
2.	21.07.2022	<b>Rs. 2,02,206/-</b>	Through Challan
3.	28.03.2025	<b>Rs.1,13,37,206/-</b>	Cheque No.-000643 Union Bank of India
4.	21.06.2022	<b>Rs. 18,40,900/-</b>	Cheque No.- 035825 Union Bank of India
5.	20.07.2022	<b>Rs. 69,100/-</b>	Through Challan
6.	28.03.2025	<b>Rs. 65,74,100/-</b>	Cheque No.-000643 Union Bank of India
7.	29.03.2025	<b>Rs. 15,900/-</b>	Through Challan
8.	29.03.2025	<b>Rs. 2,794/-</b>	Through Challan
<b>Total payment</b>		<b>Rs. 2,90,00,000/-</b>	

Rakesh Kumar Agarwal



For SPRING GARDEN

  
PARTNER



आवेदन सं०: 202500821024248

बही सं०: 1

रजिस्ट्रेशन सं०: 3224

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री राकेश कुमार अग्रवाल, पुत्र श्री कन्हैया लाल अग्रवाल

निवासी: 498/88, फैजाबाद रोड, निकट - गोपेश्वर महादेव मंदिर, सराय हसनगंज, लखनऊ

व्यवसाय: अन्य

विक्रेता: 2



श्री राजेन्द्र कुमार अग्रवाल, पुत्र श्री कन्हैया लाल अग्रवाल

निवासी: 498/88, फैजाबाद रोड, निकट - गोपेश्वर महादेव मंदिर, सराय हसनगंज, लखनऊ

व्यवसाय: अन्य

क्रेता: 1



श्री स्पिंग गार्डन के द्वारा आशुतोष खरे, पुत्र श्री स्व० पी०डी० खरे

निवासी: जी-05, टावर -सी, शान्तिमार गैंड, 10 जापलिंग रोड, लखनऊ

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री सुधाकर प्रसाद तिवारी, पुत्र श्री स्व० शीतला प्रसाद तिवारी

निवासी: डी-201, स्पिंग ग्रीन्स, अनौरा, लखनऊ।

व्यवसाय: वकालत

पहचानकर्ता: 2



श्री आकाश दीप, पुत्र श्री प्रेमचन्द्र

निवासी: राजीवनगर घासियाना, खरिका, तेलीबाग, लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरविन्द कुमार शींड (प्रभारी)

उप निबंधक: सदर चतुर्थ

लखनऊ

29/03/2025

रुही अक्षर

निबंधक लिपिक लखनऊ

29/03/2025

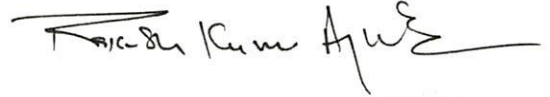
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी:

IN WITNESS WHEREOF, we the above-named seller and the purchaser, without any pressure, coercion or undue influence whatsoever, put our hands to the contents of this sale deed in presence of the following witnesses.

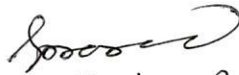
Place: Lucknow  
Date: 29/03/2025

WITNESSES: -



SELLER




  
Sudhakar Prasad Tiwari  
S/o Late Shitala Pt. Tiwari  
R/o D-201, Spring Greens  
Amaura, Lucknow  
Mob. 9450212350

Mr. Rakesh Kumar Agarwal



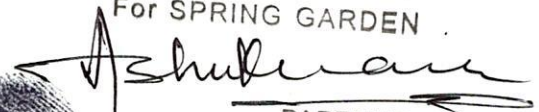
Mr. Rajendra Kumar Agarwal



  
Mr. Akash Deep  
S/o Shri Prem Chandra  
R/o H. No. 592D/628, Rajeev Nagar,  
Kharika Telibag, Lucknow.

PURCHASER

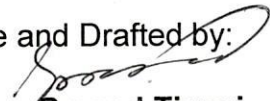
For SPRING GARDEN



M/S Spring Garden



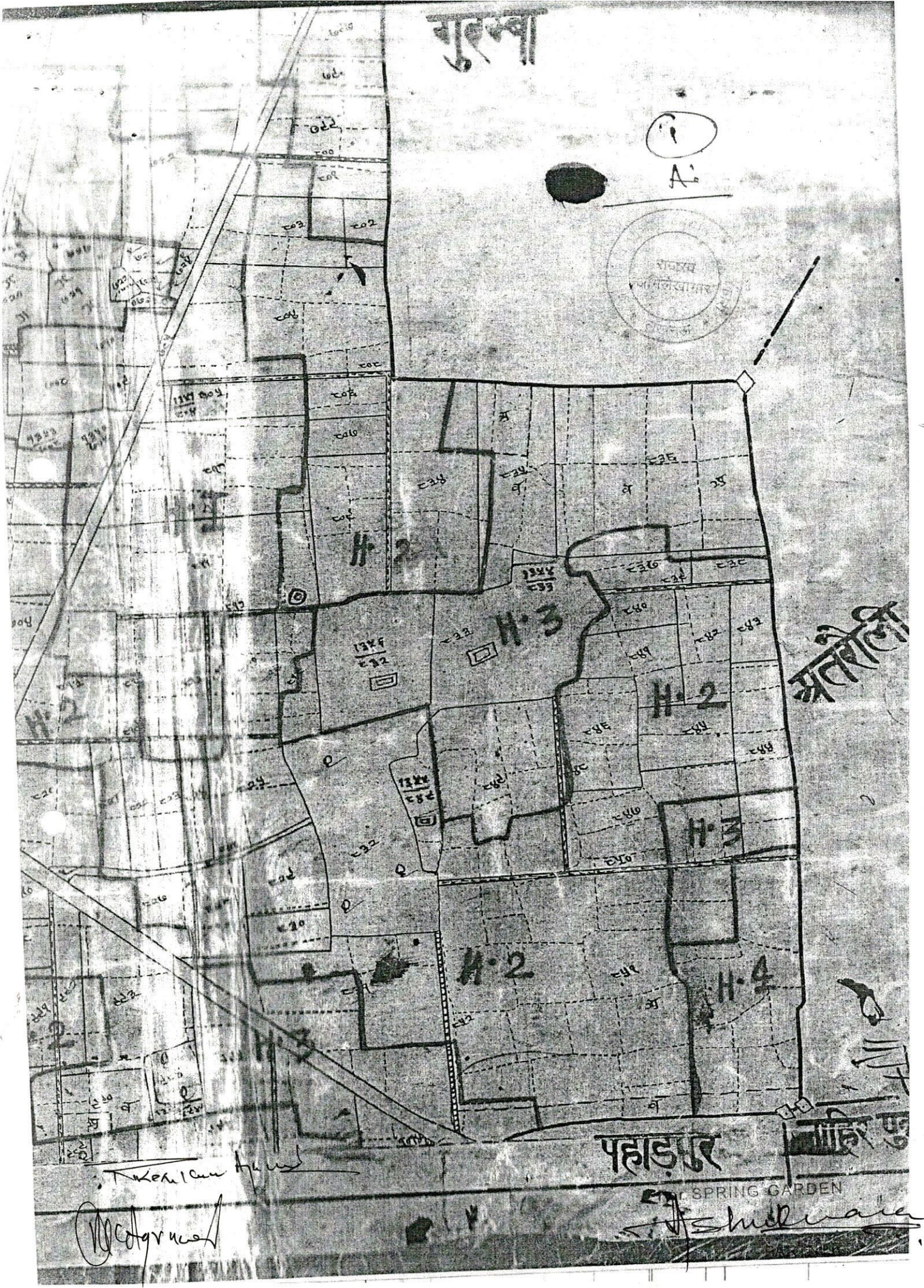
Type and Drafted by:

  
Sudhakar Prasad Tiwari  
Advocate  
High court Lucknow  
Mobile No 9450212350



बुरगा

1  
A



अतरीली

पहाडर

गहिर पु

SPRING GARDEN

Shukla

Kohli

Signature

आवेदन सं०: 202500821024248

बही संख्या । जिल्द संख्या 21725 के पृष्ठ 377 से 400 तक क्रमांक  
3224 पर दिनांक 29/03/2025 को रजिस्ट्रीकृत किया गया ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरविन्द कुमार गौड (प्रभारी).

उप निबंधक : सदर चतुर्थ

लखनऊ

29/03/2025